

INDIAN LAKE CLUB, INC., Indian Lake Estates
Board Meeting
February 3, 2024

The Meeting was held by Conference Call

Presiding: Ron Harden, President
Attending: Dick Hennig, Vice President, Rich Firebaugh, Treasurer, Barbara Pence, Secretary, Jeannette Lee, Hedgie Bartol, Committee Chairs, Everett Bedenbaugh, Kathy Peerson
Absent: Gina Brown, Wanda Misinco, John Pappas

The Meeting was called to order by Ron Harden

Minutes of the November 22, 2023 Called Board Meeting , A motion was made by Hedgie to approve the minutes, it was seconded by Rich Firebaugh, the minutes were approved.

Beautification Committee,

1. Kathy Peerson reported that 14 members attended the New Years Eve gathering; she advised we would repeat a holiday event next year possibly after Christmas.
2. For Social events, she reported tentative dates for 2024 holiday parties: Memorial Day – Sunday, May 26; July 4th – Saturday, July 6, and Labor Day – Sunday, September 1. All events would be held about 1-2pm.
3. After learning of traffic during our community events at the Waterfront Park, Kathy suggested we post signage on the day of an event stating “A Community event is scheduled for the picnic area of the park. Please use the alternative path to get to the dock.” Funds for the signage would come out of Social budget. Residents will be notified as future social events are planned.
4. For Beautification, Kathy advised she would like to get more foundation plants and more color at the entrance. She is working with a consultant for ideas for this area. A workday will be scheduled in May to plant at the entrance.
5. Kathy also would like to clear some unwanted plants in the granite outcropping. She would need help from Boyd and would allocate about \$500 for this cleanup. There is no estimate at this point.
6. The Board questioned whether we should have some type of reservation system for private events at the park. Discussion was held about keeping access open for renters, also inviting visitors to join our event, posting a sign at each entrance to the park on the day of the event, etc. Kathy will make a proposal for signage. Discussion was held about the possibility of more than one event being planned on the same day. Kathy Peerson volunteered to be a contact person for reserving the park. The community will be notified of this in the February newsletter. The Board thanked Kathy for her help on Beautification.

Community Speaks There was no one from the community in attendance.

Secretary’s Report: Barbara had no news to report

Treasurer’s Report

7. Rich reported 2024 Assessment invoices were mailed out on January 1, 2024. We received \$19,309. In January. For Special Assessments, Annual Assessments for vacant lots, \$14,280, Annual assessments for developed lots \$12,972, for a total of \$46, 561. Several members have paid all assessments for the year.
8. He expressed concern for 2023 unpaid assessments for several members. All have been notified by phone, email and letters to no avail. He suggested we possibly put a lien on these properties if

no funds are received for 2024 assessments by March 2. The Board discussed and agreed a certified letter be sent to each proposing a possible lien on their properties. The cost to lien a lot is approximately \$1,000; all costs would be explained to the property owners before a lien is put on their property.

9. Rich discussed the Burrell/Green properties, seven lots currently in foreclosure, with assessments of \$9,940 for 2023 and after March 2nd, \$9,940 for 2024. The properties will be offered for sheriff's sale in June. If we were to lien these properties, the cost to us would be \$7,000. Hedgie advised that we discussed this in the past and it was decided that no one would purchase these properties with lot prices, liens, building costs, back taxes, etc. At that time, it was decided not to put a lien on these properties. We do want them to get productive, but it is not worth a financial investment on our part. If there are new owners for these lots, we will go forward with current assessments.
10. After further discussion, the Board decided to revisit putting liens on ILE properties at the April Board meeting.
11. Rich also advised that several lots have paid through 2027 on their Special Assessments. We have \$61,000 in Checking, \$135,000 in Money Market, \$78,504 in Fifth Third CD, (our reserve) and Wells Fargo at \$151,000 for a total of \$425,685 in the bank at this time and we are getting ready to start some capital projects in the next six months.
12. A motion was made by Hedgie to accept the Treasurer's report, it was seconded by Barbara, the report was accepted.

Committee Reports

Water:

13. Rich Firebaugh reported for the Water Evaluation Committee whose members are Rich Firebaugh, Paul Micklos, Mark Santaloci and Pete Peerson. He advised that the evaluation of our water system by Brooks Engineering approved by the BOD in November is in process; we should have a report in March and a proposal for a 24 hour test of the Toxaway Well conducted by Merrill Well Drilling will be scheduled sometime next week. The results will be given to Brooks Engineering.
14. Rich asked for BOD approval to purchase and install YoLink FlowSmart water meters and temperature sensors to replace the meters at our two wells. These devices would provide instant notification of usage, potential leak alarms and communication to our ORC and committee telephones including water consumption reports, leak detection and temperature alarms in our well houses. The cost is approximately \$2500 and is in the budget. A motion was made to approve this expenditure by Rich, Hedgie moved to accept the proposal and Ron Harden seconded. The motion passed.
15. On January 3, a leak was found on Toxaway Trail which had been undetected for possibly a year; it was discovered by our roadside contractor blowing leaves. The leaking valve was repaired. We have contracted Corn Plumbing and Gas Piping to perform the maintenance and repair of our water system. They are licensed and insured and have signed an Independent Contractor Agreement. They will replace our previous contractor.
16. Rich reported that an Operator in Responsible Charge must be designated for each facility to operate the system, perform required test/reporting and maintain the facilities. We have had difficulty connecting with our current contractor, A & D Maintenance, and are still waiting for them to correct a previous violation and sign an Independent Contractor agreement as previously requested. Rich questioned whether we should consider another contractor. The Board discussed; it was agreed that we should give the current contractor another month to respond.
17. Ron questioned that the insulation in the ceiling of the Lake Wellhouse is still in need of repair. Ron will get an estimate from a vendor to make this repair.
18. A question arose regarding whether ILE should supply water to contractors building homes in ILE. Discussion was held about trucking water in versus hooking up to our water supply, the possibility of charging the higher assessment on the lot once water was hooked up, low water

pressure issues, and contractors running water in excess. At this point, we do not supply water to the contractor before the residence is occupied.

Roads:

19. Ron advised work has begun repairing the shoulder and installing a culvert on Cherokee Circle. A temporary patch is on the road and when Pisgah Asphalt opens they are scheduled to complete the paving on Cherokee Circle and on Indian Lake Road in May. This is after Toxaway Grading repairs the wash out on Indian Lake Road past the Bedenbaugh house which is scheduled in February.

Website

20. Everett still has issues with upgrading to the latest version of Word Press but advised that as of yesterday a new update has been issued. . He is hoping this will correct the situation, if not he will contact a professional programmer.
21. Updates have been made on canoe racks, committees, consolidated plats and contact information There is good use of the site.
22. Ron Harden questioned whether we should change our Members Only password. Everett will follow up and we will contact the community.

Lakes and Dams

23. There was no report from John.

ACC

24. Hedgie reported a homeowner has requested to build a detached garage. His plans have been approved but a question has been raised about the impact fees charged for buildings that will not be used as living areas. The resident feels the current impact fee of \$800 is excessive.
25. Isaiah Dodson is building an approved new home on Cherokee Circle
26. Hedgie asked for discussion on Impact Fees. Rich advised that historically we have not charged for non-conditioned space additions. Impact fees are charged for docks The impact fee is to pay for the impact on our roads by bringing in lumber, concrete, stone, etc. Hedgie proposed we come up with a fee structure based on size of the building, whether or not it is on a concrete slab, etc. The impact fees are determined by the BOD or the ACC. The Board continued to discuss and it was decided to table the conversation and put together a group to research and study the situation and come up with a recommendation for the Board.. Language will have to be modified on the ACC document. A motion was made to put together a committee, Rich made a motion to approve, it was seconded by Barbara. Hedgie will follow up.

All Business being discussed, a motion was made by Barbara and seconded by Hedgie to adjourn the meeting.

Next Meeting – April 6, 2024